

AGENDA RESULTS

**BOARD OF ADJUSTMENT MEETING
CITY OF FORT LAUDERDALE
WEDNESDAY, February 13, 2008 – 6:30 P.M.
CITY HALL**

1. APPEAL NO. 07-44 *(Deferred from January 9, 2008 meeting)*

APPLICANT: Hendricks Developers, Inc.

LEGAL: A portion of Lot 10, Dames & Young Resubdivision of Block “C” of the Subdivision of Blocks “A”, “B”, “C”, & “D”, in the South one-half (S ½) of FRANK STRANAHAN’S SUBDIVISION

ZONING: RC-15 (Residential Single Family/Cluster Dwellings/Low Medium Density District)

STREET: 1208 NE 1st Street

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-19.2.S (Mechanical and plumbing equipment)

Requesting a variance to allow pool equipment (pool heater and pump) to be located 9.45 feet from the front property line (NE 1st), where Code requires that mechanical equipment shall not be located within the required front yard, which in this case is 25 feet.

APPROVED (5-1) WITH CONDITIONS

2. APPEAL NO. 07-47 *(Deferred from January 9, 2008 meeting)*

APPLICANT: Fort Lauderdale Community Redevelopment Agency

LEGAL: “River Gardens”, P.B. 19, P. 23, Block 1, Lots 1, 2 and 3, Less N. 10 feet.

ZONING: RM-15 (Residential Multifamily Low Rise/Medium Density District)

STREET: 2130 & 2140 NW 6th Street

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-5.34 (Table of dimensional requirements for the RM-15 district)

Requesting a variance to allow a 10 foot and 15 foot front yard, where Code requires a 25 foot front yard.

DEFERRED FOR THIRTY (30) DAYS (7-0)

3. APPEAL NO. 07-48 *(Deferred from January 9, 2008 meeting)*

APPLICANT: Sweetling Associates, LLC. (DBA) New Visions CDC

LEGAL: "River Gardens", Block 2, Lots 1,2,3,4,5 & 6, Said parcel being more particularly described particularly described in the application for a variance for Appeal No. 07-48, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

ZONING: RM-15 (Residential Multifamily Low Rise/Medium Density District)

STREET: 2144 & 2158 NW 6TH Street

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-5.34 (Table of dimensional requirements for the RM-15 district)

Requesting a variance to allow a 10 foot and 15 foot front yard, where Code requires a 25 foot front yard.

DEFERRED FOR THIRTY (30) DAYS (7-0)

4. APPEAL NO. 08-05

APPLICANT: Jerry Lobel

LEGAL: "Amended Plat of Portions of Lauderdale Manor Addition," the W. 46.52 ft. of Lot 12, together with the E. 43.48 ft. of Lot 13, Block H; "Chateau Park Section-B," P.B. 31, P. 26, Block 158

ZONING: B-1 (Boulevard Business)

STREET: 1241 W. Sunrise Boulevard

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-18.3.A (Automotive sales dealer, rental agency, new or used)

Requesting a variance to allow a Auto Rental Agency on a 90-foot wide lot, where the Code requires a minimum lot width of 100 feet for a Auto Rental Agency.

DEFERRED FOR THIRTY (30) DAYS (7-0)

5. APPEAL NO. 08-06

APPLICANT: Bay Colony Exxon, Inc.

LEGAL: All that part of the W ½ of the E ½ of the W ½ of the NE ¼ of Section 13, Township 49 S, Range 42 E, lying E of the E right-of-way line of U.S. Highway No. 1, as more particularly described in the application for a variance for Appeal No. 08-06, on file with the Clerk of the City of Fort Lauderdale Board of Adjustment

ZONING: B-1 (Boulevard Business)

STREET: 5556 N. Federal Highway

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 47-23.9.A.1 (Interdistrict Corridor)

Requesting a variance to allow the construction of a retail development along the Federal Highway interdistrict corridor with a 10 foot yard, where Code requires a minimum 20 foot interdistrict corridor yard along Federal Highway.

APPROVED (7-0) WITH CONDITIONS

REQUEST FOR REHEARING

APPEAL NO. 07-15

APPLICANT: Ruach, Inc.

LEGAL: "Galt Ocean Mile Resubdivision", P.B. 38, P. 18, Block 16, Lot 9

ZONING: CB (Community Business)

STREET: 3558 N. Ocean Boulevard

ADDRESS: Fort Lauderdale, FL

APPEALING: Section 5-27(b) (Distances of establishments from Church or School)

Requesting a special exception to allow alcohol sales that is incidental to the sale of food in a restaurant that is within 232 feet from one place of worship (Chabad Lubavitch of Fort Lauderdale), and 242 feet from another place of worship (Sephardic Synagogue), where Code requires a separation of 500 feet.

[The Board of Adjustment DENIED this application by a vote of 7 in favor and 0 against on October 10, 2007]

REHEARING APPROVED (7-0) FOR THIRTY (30) DAYS